

Glossary

Minor Subdivision: Improved or unimproved land or lands which cannot be split in accordance with the Minor Land Division Process that is a part of the Town of Clarkdale Subdivision Regulations, that is divided for the purpose of financing, sale or lease, whether immediate or future into between four (4) and ten (10) lots, tracts or parcels of land or the division of land that already has boundaries fixed by a recorded plat, which cannot be split in accordance with the Minor Land Division Process that is a part of the Town of Clarkdale Subdivision Regulations, and which is divided into between two (2) and ten (10) parts. Minor Subdivision also includes any condominium, cooperative, community apartment, townhouse or similar project containing four (4) and ten (10) parcels, in which an unsubdivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon and which cannot be split in accordance with the Minor Land Division Process that is a part of the Town of Clarkdale Subdivision Regulations.

Final Plat: A map of all or part of a subdivision providing substantial conformance to an approved Preliminary Plat, prepared by a registered professional engineer or a registered land surveyor in accordance with Section 12-3-7 and 12-3-8 of these Regulations, which is presented for final approval.

Pre-Application Conference: An initial meeting between subdividers and municipal representatives which affords subdividers the opportunity to present their proposals informally.

Plat: A map or maps of a subdivision.

Preliminary Plat: A tentative map or maps, including supporting data, indicating a proposed subdivision development, prepared in accordance with Section 12-3-4 and 12-3-5 of these Regulations, presented for preliminary approval.

Recorded Plat: A Final Plat bearing all of the certificates of approval required of Section 12-3-9 of these Regulations and duly recorded in the Yavapai County Recorder's Office.

Subdivider: A Subdivider shall be deemed to be the individual, firm, corporation, partnership association, syndication, trust or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with the provisions of these Regulations; and said subdivider need not be the owner of the land.

Subdivision Committee: A committee established to review sketch plans at a Pre-Application Conference, to provide guidance to the subdivider and to perform other duties as the Council and Commission may require.

Technical Review: The detailed review by the Town Engineer to approve all details of the engineering plans and specifications for public improvements before recommending that the subdivider proceed with Final Plat procedures.

Town of Clarkdale

The Minor Subdivision Process



This form is provided as a quick reference guide. All Subdivision requirements are specified in Chapter 12 of the Town Code.

Community Development Department
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